

BOARD OF  
BUILDING AND SAFETY  
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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

February 14, 2024

Council District: # 9

Honorable Council of the  
City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: 148 WEST 39TH STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5122-043-027  
Re: Invoice # 777429-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: 148 West 39th Street, Los Angeles, CA, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on August 17, 2018 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,289.02
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,629.02</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$3,629.02 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,629.02 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan *Chang*  
Chief, Resource Management Bureau *FW*

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17418***  
***Dated as of: 02/21/2023***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5122-043-027***

***Property Address: 148 W 39TH ST    City: Los Angeles    County: Los Angeles***

### ***VESTING INFORMATION***

***Type of Document: TRUST TRANSFER DEED***

***Grantee : JULIA M. PENA TRUSTEE OR HER SUCCESSORS IN INTEREST OF THE JULIA PENA FAMILY TRUST***

***Grantor : JULIA M. PENA***

***Deed Date : 03/15/2021***

***Recorded : 05/04/2021***

***Instr No. : 21-0710946***

***MAILING ADDRESS: JULIA M. PENA TRUSTEE OR HER SUCCESSORS IN INTEREST OF THE JULIA PENA FAMILY TRUST  
148 W 39TH ST #A, LOS ANGELES, CA 90037***

### ***SCHEDULE B***

### ***LEGAL DESCRIPTION***

***Lot Number: 32 Block: 4 Subdivision Name: ZOBELEINS TRACT Brief Description: ZOBELEIN'S MAIN ST TRACT LOT 32 BLK 4***

### ***MORTGAGES/LIENS***

***We find no Open Mortgages/Deeds of Trust of Record.***

This page is part of your document - DO NOT DISCARD



**20210710946**



Pages:  
0005

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/04/21 AT 02:19PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	31.00



LEADSHEET



202105041060026

00020275959



012066815

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

442\_6319603\_1\_1

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Paul Horn Law Group, PC  
11404 South Street  
Cerritos, CA 90703

**TAX STATEMENTS MAIL TO:**

Julia M. Pena, Trustee  
148 W. 39th Street, Apt. A  
Los Angeles, CA 90037

SPACE ABOVE FOR RECORDER'S USE ONLY

Trust Transfer Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

**Reason for Exemption:**

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)**

**RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO:**

Paul Horn Law Group, PC  
11404 South Street  
Cerritos, CA 90703

**TAX STATEMENTS MAIL TO:**

Julia M. Pena, Trustee  
148 W. 39th Street, Apt. A  
Los Angeles, CA 90037

APN: 5122-043-027

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**TRUST TRANSFER DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):  
THE DOCUMENTARY TRANSFER TAX is \$0.00, CITY TAX \$0.00

FOR NO VALUABLE CONSIDERATION this conveyance transfers an interest into or out of a living trust, R & T 11930. This is a transfer to a Living Trust excluded from a change in ownership under Section 62(d) of the Revenue and Taxation Code and State Board of Equalization Property Tax Rule 462.160(b)(2).

**Julia M. Pena, an Unmarried Woman (who previously acquired title as Julia Pena, an Unmarried Woman),**

Hereby GRANT(s) to:

**Julia M. Pena, Trustee, or her successors in interest, of the Julia Pena Family Trust dated March 15, 2021, and any amendments thereto,**


the following real property in the City of **Los Angeles**, County of **Los Angeles**, State of California and legally described as follows:

Lot 32 in Block 4 of the Zobelein's Tract, in the City of Los Angeles, County Los Angeles State of California, as per map recorded in Book 5, Page 127 of Maps in the office of the County Recorder of said County.

Commonly known as: 148 W. 39th Street, Los Angeles, CA 90037

Trust Transfer Deed  
-continued-

Dated: March 15, 2021

  
\_\_\_\_\_  
Julia M. Pena  
JULIA M. PENA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

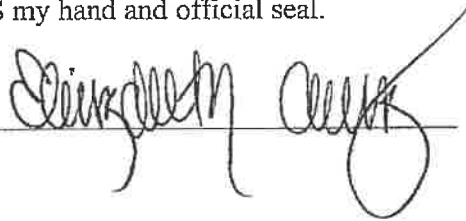
State of California, County of Los Angeles

On March 15, 2021, before me, Elizabeth Cruz, a Notary Public, personally appeared Julia M. Pena, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

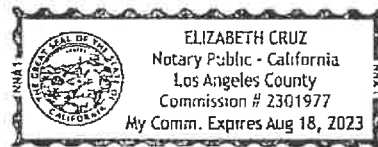
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

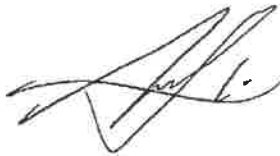


**ILLEGIBLE NOTARY SEAL DECLARATION  
GOVERNMENT CODE SECTION 27361.7**

I certify under penalty of perjury under the laws of the State of California that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary:..... **ELIZABETH CRUZ**  
Title and State:..... **NOTARY PUBLIC - CALIFORNIA**  
County: ..... **LOS ANGELES COUNTY**  
Commission #: ..... **2301977**  
My Comm. Expires:..... **AUG 18, 2023**  
Seal Manufacturer/Vendor Identification Number:..... **NNA1**

This declaration is executed in the City of Rosemead, County of Los Angeles, State of California on April 8, 2021.



BY: \_\_\_\_\_  
Joe Lim, as the Declarant

EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 148 WEST 39TH STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5122-043-027

Date: February 14, 2024

Last Full Title: 02/21/2023  
Last Update to Title:  
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JULIA M. PENA TRUSTEE OR HER SUCCESSORS  
IN INTEREST OF THE JULIA PENA FAMILY TRUST  
148 W 39<sup>TH</sup> ST #A  
LOS ANGELES, CA 90037

CAPACITY: OWNERS
- 2) PENA, M. JULIA TRUSTEE OF JULIA PENA TRUST  
148 W 39<sup>TH</sup> ST  
LOS ANGELES, CA 90037

CAPACITY: OWNERS



# Property Detail Report

For Property Located At :  
148 W 39TH ST, LOS ANGELES, CA 90037-1016

**Owner Information**

Owner Name: **PENA JULIA M**  
 Mailing Address: **148 W 39TH ST, LOS ANGELES CA 90037-1016 C032**  
 Vesting Codes: **UW // TR**

**Location Information**

Legal Description: **ZOBELEIN'S MAIN ST TRACT LOT 32**  
 County: **LOS ANGELES, CA** APN: **5122-043-027**  
 Census Tract / Block: **2311.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **ZOBELEINS ZOEBELEINS MAIN ST TR**  
 Legal Book/Page: Map Reference: **52-B1 /**  
 Legal Lot: **32** Tract #: **52-B1 /**  
 Legal Block: **4** School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **L.A. SANTA**

**Owner Transfer Information**

Recording/Sale Date: **05/04/2021 / 03/15/2021** Deed Type: **TRUSTEE'S DEED(TRANSFER)**  
 Sale Price: 1st Mtg Document #:  
 Document #: **710946**

**Last Market Sale Information**

Recording/Sale Date: **02/03/1999 / 11/20/1998** 1st Mtg Amount/Type: **\$173,837 / FHA**  
 Sale Price: **\$175,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **179248**  
 Document #: **179247** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$67.00**  
 New Construction: Multi/Split Sale:  
 Title Company: **FIDELITY NAT'L TITLE INS CO/NY**  
 Lender: **MISCELLANEOUS FIN**  
 Seller Name: **EQUITY ACCEPTANCE GROUP IN**

**Prior Sale Information**

Prior Rec/Sale Date: **06/24/1998 / 05/01/1998** Prior Lender: **MISCELLANEOUS FIN**  
 Prior Sale Price: **\$52,500** Prior 1st Mtg Amt/Type: **\$50,000 / CONV**  
 Prior Doc Number: **1069587** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:	Construction:
Living Area:	2,612	Garage Area:	Heat Type: <b>HEATED</b>
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:		Basement Area:	Patio Type:
Bedrooms:	7	Finish Bsmnt Area:	Pool:
Bath(F/H):	2 /	Basement Type:	Air Cond:
Year Built / Eff:	1907 / 1907	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

**Site Information**

Zoning:	LAM1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,502	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$699,350	Assessed Year:	2023	Property Tax:	\$8,846.27
Land Value:	\$502,414	Improved %:	28%	Tax Area:	6658
Improvement Value:	\$196,936	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$699,350				

# EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**  
JOB ADDRESS: **148 WEST 39TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5122-043-027**

**Date: February 14, 2024**

**CASE NO.: 823654**  
**ORDER NO.: A-4776869**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2018**  
COMPLIANCE EXPECTED DATE: **September 16, 2018**  
DATE COMPLIANCE OBTAINED: **June 3, 2019**

.....

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4776869

10661107201866379

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

PENA, JULIA  
148 W 39TH ST  
LOS ANGELES, CA 90037

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day,

AUG 06 2018

CASE #: 823654  
ORDER #: A-4776869  
EFFECTIVE DATE: August 17, 2018  
COMPLIANCE DATE: September 16, 2018

OWNER OF

SITE ADDRESS: 148 W 39TH ST

ASSESSORS PARCEL NO.: 5122-043-027

ZONE: M1; Limited Industrial Zone

To the address as shown on the  
last equalized assessment roll.  
Initialed by CA

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

1. The building or premises is Substandard due to illegal occupancy of the single family dwelling as a triplex.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

2. The approximate 40' x 40' remodel of the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family dwelling.

Comments: The installation of a 3 gang electrical service panel and the electrical work for the remodel/addition of kitchens, bathrooms and laundry room/s were performed without permits and approvals.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

#### NON-COMPLIANCE FEE WARNING:

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

#### PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

#### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



#### CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1061107201866379

#### APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.


#### NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)978-4497.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: August 02, 2018

  
MARIO CUEVAS  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497  
[Mario.Cuevas@lacity.org](mailto:Mario.Cuevas@lacity.org)

  
REVIEWED BY

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